



13 Aldwick Road

Aldwick | Bognor Regis | West Sussex | PO21 2LN

Guide Price £300,000

Freehold

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SE300 - 09/26

Features

- Superbly Appointed 18th Century Character Cottage
- Positioned Within Approx 100 Metres of the Promenade & Beach
- 2 Double Bedrooms & First Floor Generous Bath/Shower Room
- Open Plan Living Space With 2 Log Burners
- Retaining A Wealth of Characteristic Features
- Southerly Fully Enclosed Courtyard
- NO ONWARD CHAIN
- 743.8 Sq Ft / 69.1 Sq M

Whether it be a full-time residence, bolt hole by the sea or investment opportunity as an 'Airbnb/holiday home', this superbly appointed renovated fisherman's 18th Century cottage really does combine the charm and characteristic features from its origins with the modern comforts expected today. Positioned within approx 100 metres of the promenade and beach, the property also provides ease of access to the town centre, local amenities and the mainline railway station (approximately half a mile level walk).

The truly delightful accommodation comprises a well-proportioned open plan living room flowing through to a superbly appointed open plan kitchen at the rear, first floor landing, two double bedrooms and a feature first floor bath/shower room with quality fitments.

The property is approached via a wrought iron gate at the front leading through to a pretty, enclosed paved courtyard frontage with flint wall to the front boundary. The front door - opens into the delightful open plan living room, which has a window to the front, exposed wood flooring, feature exposed brick chimney breast with log burner and a carpeted staircase to the first-floor landing.

The living room flows through to the open plan, well equipped kitchen/diner at the rear, which has tiled flooring, an exposed brick chimney breast housing a second log burner, a comprehensive range of units, Butler style sink unit and Range cooker with hood over. French doors at the rear lead through to a covered area, incorporating storage and a useful outside sink. The covered section leads to the fully enclosed tiled courtyard with gate providing access to the rear. Beyond the gate is a gravel yard where parking is available purely for the use of the cottages. The first-floor landing has doors to Bedrooms 1, 2 and the bath/shower room. Bedroom 1 is a good size double room positioned at the front of the property, with a window to the front, feature fireplace, exposed wood flooring, over-stair built-in storage cupboard/wardrobe and an access hatch to the boarded loft space with fold down ladder providing adequate storage. Bedroom 2 is also a double room and has a window to the side, exposed wood flooring and over-stair built-in storage cupboard/wardrobe.

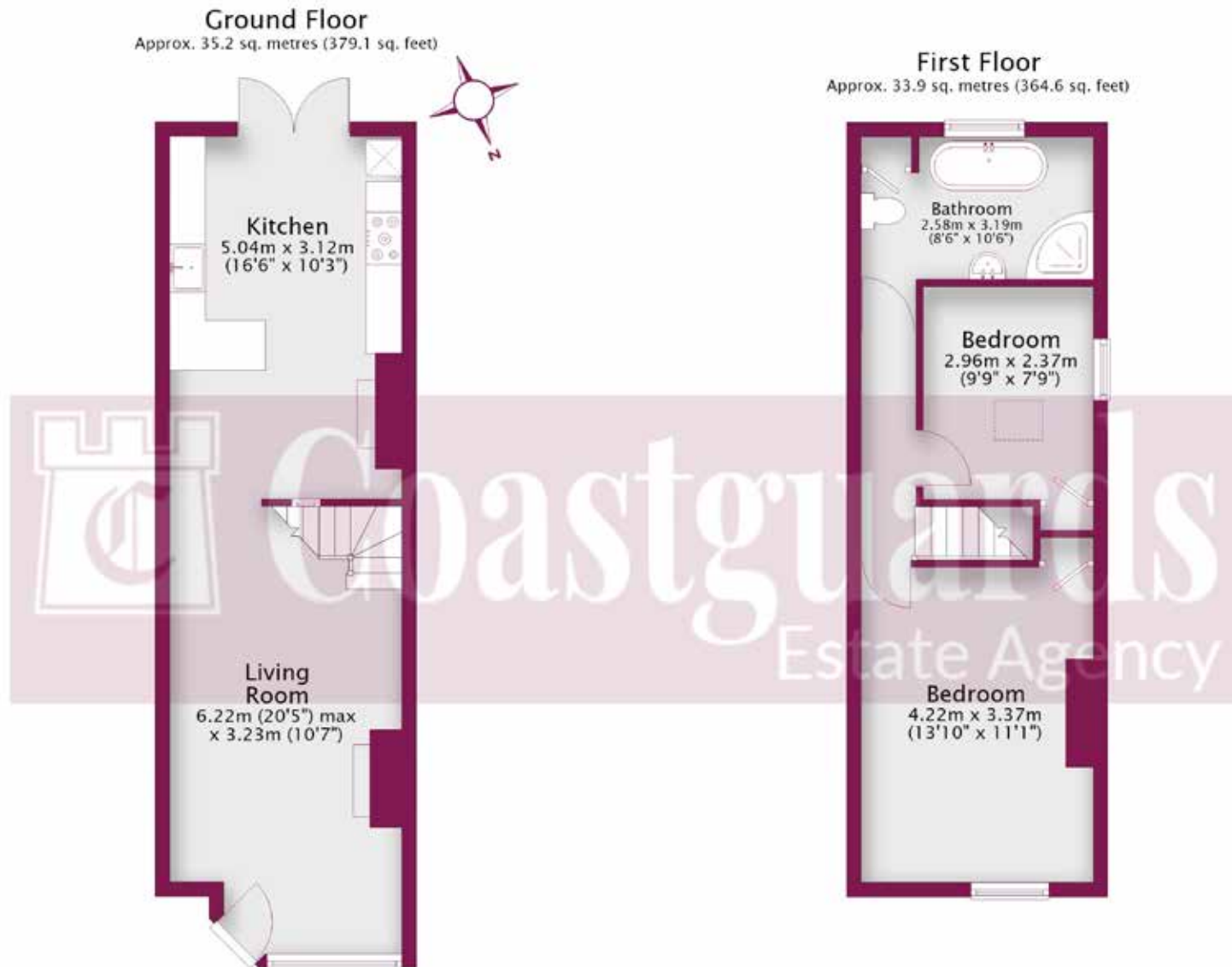
In addition, there is a generous superbly appointed first floor bath/shower room with feature free-standing bath, shower enclosure with rain drop shower, wash basin, wc, fitted storage cupboard, heated towel rail and window to the rear.

An internal viewing of this exceptional cottage is essential to fully appreciate the charm, warmth, character and overall impressive size of accommodation on offer.









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Current EPC Rating: D (59)

Council Tax: Band B £1974.77 (Arun District Council / Bognor Regis 2026 -



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